



Wash Corner Cottage  
Halstead Road | Fordham | CO6 3LL

# SELLER INSIGHT

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“ Wash Corner Cottage has been a fantastic place for us to live over the last few years. We immediately knew the house was for us: mixing 1800s character in the original parts of the home with all the most modern features of the kitchen and bedrooms. This combined with the beautifully landscaped garden, makes the home a characterful and comfortable place to spend time and host friends and family. The home felt like the perfect place to live right away.

The cottage's location is the perfect balance of peacefulness and convenience. The house opens out onto open countryside with beautiful walking paths, as well as being within easy reach of the Three Horseshoes, which holds a Michelin Bib Gourmand, and the Shoulder of Mutton, which is perfect for a riverside coffee. The cottage has been ideal for a hybrid working life: both of us have worked from home and commuted into London regularly, and with less than a 5 minute drive to Marks Tey station, with easy direct access to London, commuting is straightforward and stress-free. For everyday life and leisure, we regularly use the fantastic local gym, pool, and golf facilities, and Colchester is a short drive away for a wider variety of shops and restaurants. The Tollgate Shopping Park is also less than a 5-minute drive away, which makes for easy supermarket trips.

What we'll miss most is the character and energy of the home, and the genuinely friendly and helpful neighbours: people here look out for one another and make day to day life easy and warm.

While we would love to stay here for a few more years, due to a relocation for work, we are excited to pass it on to someone who will enjoy the home, the setting, the great local food and the welcoming neighbourhood as much as we have. “

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# STEP INSIDE

## Wash Corner Cottage

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### OVERVIEW

Located in the desirable village of Fordham, this stunning three-bedroom home has been beautifully renovated and thoughtfully redesigned, resulting in interiors of exceptional quality and style. The property offers an elegant balance of character and contemporary living, finished to a high specification throughout and complemented by a generous garden with lawn and patio areas.

### STEP INSIDE

The front door opens into a welcoming entrance hall which immediately sets the tone for the home's refined finish. The sitting room with feature brick fireplace provides a beautifully proportioned space for relaxation, with natural light enhancing the calm and inviting atmosphere.

The kitchen/breakfast room forms the true heart of the home and is a standout feature both architecturally and aesthetically. Designed with both style and functionality in mind, it boasts bespoke cabinetry, elegant work surfaces and a central island with breakfast seating. The space is enhanced by vaulted ceilings with skylight windows, which flood the room with natural light and create a wonderful sense of openness and volume throughout the day. A key design highlight is the beautifully crafted feature timber doors, creating a striking focal point while providing a seamless connection to the garden beyond. Together, the vaulted ceiling, skylights and doors give the room an exceptional feeling of space, light and flow.

From here, the dining space offers an ideal setting for entertaining, seamlessly connecting the principal living spaces.

A separate utility room offers discreet practicality, while a dedicated office provides an ideal environment for home working.

The ground floor further accommodates two well-appointed bedrooms, one served by an en suite, allowing flexible use for guests or family living. Upstairs, the principal bedroom enjoys a quiet and private position and features bespoke storage along with a concealed entrance to the en suite, creating a cohesive and luxurious suite with a refined, boutique feel.



# STEP OUTSIDE

## Wash Corner Cottage

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### STEP OUTSIDE

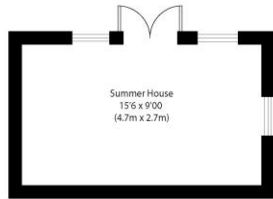
The garden has been thoughtfully arranged to provide both beauty and usability, featuring a generous lawn bordered by established planting and a patio area ideal for outdoor dining and entertaining. The space offers a high degree of privacy and enjoys a peaceful setting, extending the living accommodation outdoors and providing a wonderful backdrop for the home throughout the seasons.

### LOCATION

Fordham is a popular and well-connected village, offering a strong sense of community along with local amenities including a village store, public house and primary school. More extensive facilities are available in nearby Colchester, Bury St Edmunds and Sudbury.

The area is particularly appealing for families, with access to both state and independent education. Highly regarded options include Fordham All Saints Primary School, while notable independent schools within easy reach include Colchester High School, The Royal Hospital School (Holbrook), Langley School and Ipswich School.

Transport links are excellent, with Marks Tey and Colchester mainline stations providing direct services to London Liverpool Street, making the location ideal for commuters, while the surrounding Essex countryside offers picturesque walks and outdoor pursuits.



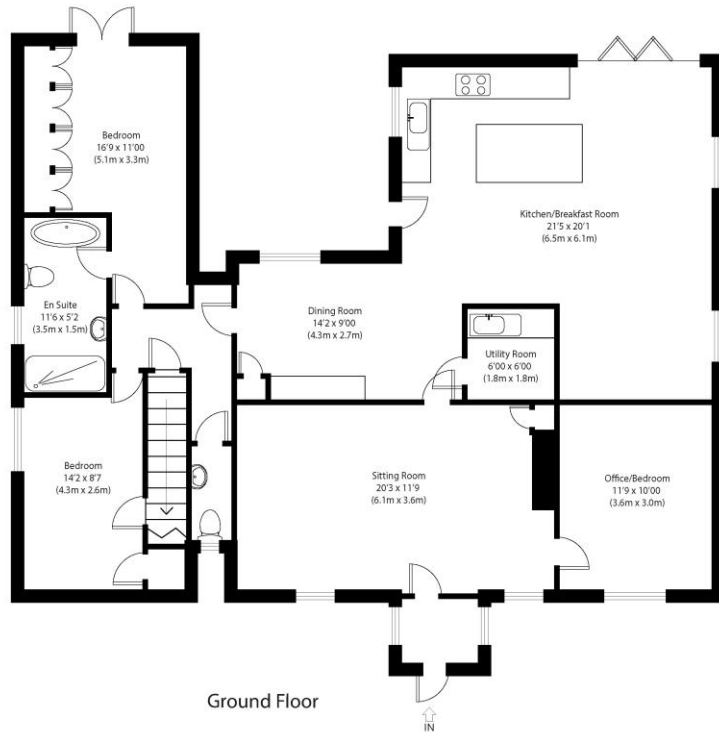
Approximate Gross Internal Area  
 Main House 1590 sq ft (148 sq m)  
 Outbuilding 140 sq ft (13 sq m)  
 Total 1730 sq ft (161 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

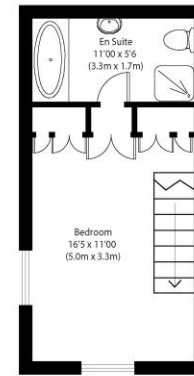


AMBER WHYMARK  
 BRANCH MANAGER

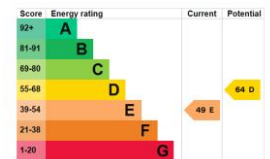
follow Fine & Country Colchester on



Ground Floor



First Floor



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